

ENTERED

November 12, 2024

Nathan Ochsner, Clerk

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION****IN RE:****HOUSTON REAL ESTATE PROPERTIES
LLC,****Debtor.****JOHN QUINLAN, OMAR KHAWAJA,
AND OSAMA ABDULLATIF,****Plaintiffs,****VS.****JETALL COMPANIES, INC., ARABELLA
PH 3201 LLC, 9201 MEMORIAL DR. LLC,
2727 KIRBY 26L LLC, DALIO HOLDINGS
I, LLC, DALIO HOLDINGS II, LLC,
HOUSTON REAL ESTATE PROPERTIES,
LLC, SHAHNAZ CHOUDHRI, ALI
CHOUDHRI, SHEPHERD-HULDY
DEVELOPMENT I, LLC, SHEPHERD-
HULDY DEVELOPMENT II, LLC,
GALLERIA LOOP NOTE HOLDER LLC,
A. KELLY WILLIAMS, MOUNTAIN
BUSINESS CENTER, LLC, RANDY W
WILLIAMS CH7 TRUSTEE, OTISCO RDX
LLC, MCITBE, LLC, JETALL/CROIX
PROPERTIES LP, JETALL/CROIX GP,
LLC,****Defendants.****CASE NO: 22-32998****CHAPTER 7****ADVERSARY NO. 23-3141****ORDER DENYING MOTION TO ABATE**

This matter is before the Court on the Emergency Motion to Abate Proceeding and Compel Payoff Amounts (ECF No. 315) filed by Defendant Ali Choudhri, pro se. This motion is denied for the following reasons.

First, movant is pro se, but has been advised in a prior order¹ that Bankruptcy Local Rule 9013-1(h) requires that a proposed order be attached to the motion.²

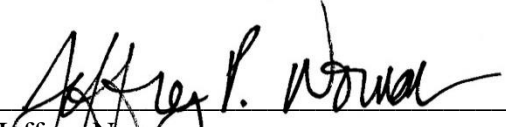
Second, this Court is generally opposed to the abatement of any proceedings. Internally, in chambers, the Court works from a calendar on which all deadlines, hearings and trials are scheduled. Abated cases are not on the Court's calendar and are therefore not subject to scheduling or future internal review by chambers, therefore the internal procedural processes of this Court do not favor abatement in any matter or case.

Further, this adversary proceeding was filed on August 1, 2023, and is currently about 15 months old. Trial dates are hard settings, reserved exclusively for the trial of this case, and are generally never reset or continued.

Finally, movant's request to compel payoff amounts goes to the substance of the allegations in the Complaint and the Supplemental Complaint and may be premature, as those amounts may be determined at the trial of this case. Of course, the parties are free to settle those issues prior to the trial.

THEREFORE, IT IS ORDERED that the Emergency Motion to Abate Proceeding and Compel Payoff Amounts (ECF No. 315) is denied.

SIGNED 11/12/2024



Jeffrey Norman
United States Bankruptcy Judge

¹ ECF No. 297

² "Each motion, application, objection, and response filed with the court must be accompanied by a proposed order."
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